

LU Committee

From: Lynne Hiromoto <lynne@munekiyohiraga.com>
Sent: Tuesday, October 03, 2017 11:21 AM
To: LU Committee
Cc: Carla Nakata; Tessa Munekiyo Ng; Anne Takabuki; Erin Mukai
Subject: LU-44: PowerPoint Presentation for October 4, 2017 Land Use Committee Meeting
Attachments: Council LUC Meeting (Final).pdf

To: Committee Chair Robert Carroll, Council Land Use Committee

From: Erin Mukai, Senior Associate

Attachment:

Quantity	Date	Description
1	10/4/17	PowerPoint presentation

Message:

The attached PowerPoint presentation regarding LU-44 is provided for use at the Council's Land Use Committee meeting of October 4, 2017. Should you have any questions, please feel free to contact us at 244-2015.

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**Proposed Transfer of a Conditional Permit
(CP 99/0007)
for
WAILEA TENNIS CENTER'S OFFSITE
PARKING LOT
(LU-44)**

***Maui County Council Land Use Committee
October 4, 2017***

Prepared for:
Wailea Golf LLC



Project Team

Applicant:

Wailea Golf, LLC
(Anne Takabuki)

Consultant:

Munekiyo Hiraga
(Erin Mukai and Karlynn
Fukuda)

Request

Wailea Golf, LLC requests the transfer of a Conditional Permit (CP 99/0007) that allows for an existing parking lot from current permit holder, South Maui Business Park Partners, to Wailea Golf, LLC

Existing Offsite Parking Lot Use

- 54-stall parking lot, located on TMK (2)2-1-008:141 is used by the Wailea Tennis Center, located on TMK (2)2-1-008:123
- Wailea Tennis Center is a club facility that provides tennis courts, pro shop, and amenities
- Wailea Golf, LLC is the owner of both the Wailea Tennis Center and parking lot properties
- The parking lot use will continue to serve the Wailea Tennis Center

Aerial Location Map



Photo of the Existing Parking Lot from Wailea Ike Place



Conditional Permit Background

- Conditional Permit granted to South Maui Business Park Partners in 2000 to allow offsite parking lot on TMK (2)2-1-008:141 (Parcel 141)
- Parcel 141 is zoned “A-2, Apartment”
- Conditional Permit is required because the parking lot is a use that is not permitted in the “A-2, Apartment” district
- Wailea Golf, LLC purchased Tennis Center and parking lot property in 2003

Conditional Permit Background (continued)

- In 2009, Wailea Golf, LLC requested transfer of the Conditional Permit, as well as a time extension
- The Planning Department issued a time extension to the Conditional Permit in 2016 (Permit valid until February 28, 2030)
- The Maui Planning Commission, at their meeting of April 12, 2016, recommended approval of the permit transfer to the Maui County Council

Summary

Wailea Golf, LLC requests the transfer of Conditional Permit (CP 99/0007) from the existing permit holder, South Maui Business Park Partners, to the current owner of the property, Wailea Golf, LLC

Mahalo